

# Quarterly Newsletter

## 2<sup>nd</sup> Quarter, 2009



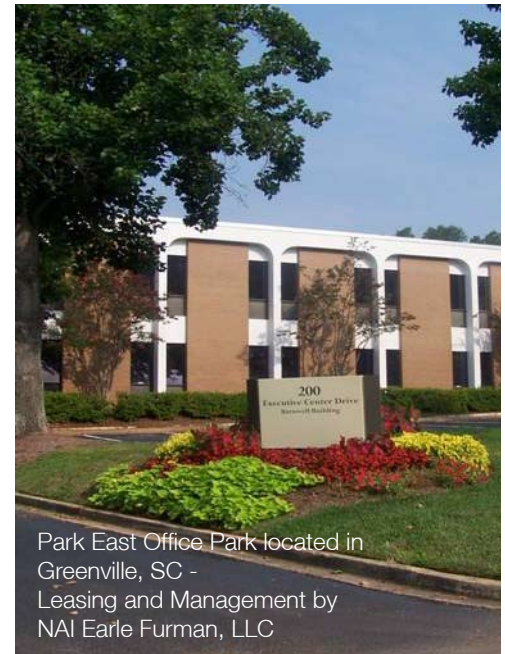
### What Choosing the Right Property Management Team Can Do for Your Business!

- Lower the property owners cost for maintenance and taxes
- Ensure a pleasant environment for tenants and customers
- Properly run management can assist in leasing to new and hopefully better paying tenants while at the same time keep existing tenants happy
- Satisfied tenants mean less turnover and more renewals, which is far cheaper than having to find replacements.

NAI Earle Furman, LLC offers a full service property management program that encompasses a unique hands-on approach to real estate management. Formal monthly property inspections with face-to-face contact with each tenant provide the foundation of the management program. Each property is evaluated on an individual basis with the end result being a management program that will suit the needs of each property and owner. Monthly operational reports are tailored to accommodate the property and include an executive summary page unlike any in the industry.

#### Summary of Property Management Services

- Formal property inspections each month with a copy of the inspection report included in the monthly report
- Face-to-face monthly meetings with each tenant to identify and address tenant needs
- Fast and effective response to tenant needs, repairs and maintenance requests
- Continual evaluation of vendor contracts and services to insure the best results and fair pricing
- Thorough review of all operational invoices prior to payment
- Annual budget submission with periodic reports which provide monthly and year-to-date tracking of operational expenses
- After-hour emergency response to urgent problems
- In-house maintenance services with a team of technicians that is second to none as it relates to customer service, skilled maintenance, fair pricing and trust
- Project/construction management



Park East Office Park located in Greenville, SC -  
Leasing and Management by  
NAI Earle Furman, LLC

To learn more about NAI Earle Furman Property Management, please call 864 232 9040 or visit [www.naiearlefurman.com](http://www.naiearlefurman.com)

**NAI Earle Furman, LLC**

Commercial Real Estate Services, Worldwide.



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### RECENT TRANSACTIONS

John Baldwin and Michael Greer, CCIM, SIOR represented Burdell Partners, LLC in selling a 20,000 square foot industrial facility located at 260 Feaster Road in Greenville, South Carolina.

Scott Jones, SIOR represented Enwright Associates, Inc. in leasing a 5,735 square foot office space located at 103 North Main Street in downtown Greenville. The company specializes in facility planning, architecture and engineering for corporate and institutional clients. They are relocating from their current location on West Broad Street.

Ruth Marie Milliman represented Clarence Tolly in leasing a 20,400 square foot retail property located at 6340 White Horse Road in Greenville, South Carolina.

Bill Sims and Jake Van Gieson represented The Uptown Lounge Sports Bar in leasing a 5,000 square foot retail space located at 75 Orchard Park Drive in Greenville, South Carolina.

Belinda Dobson represented FRI Investors, LLC in leasing a 999 square foot office space in Wachovia Place located at 15 S. Main Street in Greenville, South Carolina. The space was leased to Dealer Online Marketing, LLC.

Ted Lyerly, CCIM, Jimmy Wright and Renee Dunlap of NAI Earle Furman, LLC represented Wireless Communications in leasing 1,500 square feet of retail space in The Corner Shops located in Piedmont, South Carolina. This marks Wireless Communication's fourth Upstate location.

### 2008 TOP PERFORMERS

NAI Earle Furman, LLC would like to congratulate the 2008 Capital Club members. The Capital Club recognizes brokers that have excelled in their field of specialty and have achieved high levels of production.

Ford Borders, SIOR was the top producer of the year and reached the Platinum level. Ford is a principal at the firm and specializes in industrial properties. Ford, along with his partner Grice Hunt completed the largest industrial transaction by representing Weston, Inc. in purchasing a 410,500 SF facility on Harrison Bridge Road in Simpsonville.

Peter Couchell, CCIM and Earle Furman, SIOR reached the Gold level. Peter is a principal at the firm and specializes in office and investment properties. Earle is the founding principal of the firm and specializes in industrial properties.

Jon Good, SIOR reached the Silver Level. Jon is also a principal at the firm and specializes in industrial properties.

Stuart Wyeth completed the most transactions at the firm with 95 deals including the largest office transaction by representing OZRE in leasing 32,000 SF to General Electric at Park East.

### Follow NAI Earle Furman on Twitter!

Receive updates on new listings, recent transactions, trends and news in the market.

[twitter.com/naiearlefurman](https://twitter.com/naiearlefurman)



# Featured Properties



## 225 North Main Street - For Sale

- ±6,200 SF Building Available for Sale
- Retail, Office, and Residential Tenants Currently in Place
- Ideal Investment for Owner/User
- Includes ±2,000 SF Residential Apartment (2 Bedroom, 1.5 Bath)
- Prime Location Across from the Hyatt

Contact: Greg Koch & David Feild 864 232 9040  
greg@naiearlefurman.com  
davidf@naiearlefurman.com



## 175 Spartangreen Blvd. - For Lease

- Space Available: ±112,000 SF Including ±11,310 SF Mezzanine Office Available: ±12,000 SF Included
- Expandable to: ±197,770 SF Total Space
- Docks/Loading: (4) 9'x 10' Dock Height Auto Roll-up Doors with Dock Seals, Bumper Pads & Load Levelers (1) 20'x 10' Ramped Interior Load Door

Contact: Jon A. Good, SIOR & Clay Mardre  
864 232 9040 · jgood@naiearlefurman.com  
claym@naiearlefurman.com



## 11 Forrester Drive - For Sale or Lease

- ±85,275 Total SF (Office - ±9,630 SF, Whse./Mfg. - ±75,645 SF)
- Brick on Block Construction
- ±9.88 Acres
- Ceiling Height: 22'
- 5 Dock High Doors
- Located Adjacent to Millenium Campus

Contact: Ford Borders, SIOR & Grice Hunt  
864 232 9040 · fborders@naiearlefurman.com  
grice@naiearlefurman.com



## 115-H Southport Road - For Lease

- ±1,980 SF Office Condo
- ±1,445 SF Downstairs
- ±535 SF Upstairs
- Conveniently Located to Reidville Road, John B White Boulevard & I-26
- Exterior Signage Available on Southport Road

Contact: Tommy Diangikes 864 232 9040  
tommyd@naiearlefurman.com

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### About NAI Earle Furman, LLC

Founded by Earle Furman, Jr. in 1986, NAI Earle Furman, LLC has become a leading full service commercial real estate brokerage firm in the Upstate of South Carolina specializing in the office, industrial, investment and retail sectors. NAI Earle Furman, LLC offers a wide range of services including sales, leasing, development, site selection, consulting and property management. We strive towards excellence not only as a quality commercial real estate company, but also as a team united to provide the best service to our customers, clients, and community through integrity, dedication, and diligence in every aspect of life.

### Our NAI Global Partnership

As the world's only managed network of commercial real estate firms, New America International (NAI) works together to help clients strategically optimize their assets throughout the world. As a member of this network, NAI Earle Furman, LLC is able to provide commercial real estate services to our local Upstate clients, as well as national and international clients. We have immediate access to over 5,000 professionals working out of 325 offices in 55 countries throughout the world. The NAI Global Network has annual sales and leasing transactions of \$45 billion and manages 200 million square feet of property. Like no other network, we are global in our thinking, yet local in our approach.

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Committed to the Upstate. Connected to the World.